



**AGENDA**  
**BRYAN ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**THURSDAY, APRIL 14, 2016**  
**AT 5:30 P.M.**  
**CITY COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING**  
**300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**
- 3. REVIEW AND TAKE ANY ACTION RELATED TO THE MINUTE RECORD OF THE WORKSHOP AND REGULAR MEETINGS OF FEBRUARY 11, 2016.**

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Zoning Board of Adjustment.*

**REQUESTS FOR APPROVAL OF A VARIANCE FROM STANDARDS OF THE ZONING ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 130) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM.**

**4. Variance VAR 16-01: Jon Jacks**

*A request for approval of a variance from buffer area requirements of Zoning Ordinance Section 130-32 for a property zoned Retail District (C-2), to allow a new driveway for a proposed nonresidential development to extend within 18 feet from the southwest side property line adjacent to property zoned Residential – Neighborhood Conservation District (R-NC), on property at 1122 East Villa Maria Road, being a vacant lot adjoining the west side of East Villa Maria Road between Carter Creek Parkway and Briarcrest Drive, specifically occupying Lot 8 in Block 8 of Culpepper Manor Subdivision – Phase 3 in Bryan, Brazos County, Texas.*

**5. Variance VAR 16-02: Dennis Goehring**

*A request for approval of a variance from buffer area requirements of Zoning Ordinance Section 130-32 for a property zoned Commercial District (C-3), to allow a new addition to an existing commercial structure to extend within 15 feet from the northwest side property line adjacent to property zoned Multiple-Family District (MF), on property at 712 Ashford Hills Drive, adjoining the northwest side of Ashford Hills Drive, generally southwest from its intersection with Finfeather Road, specifically occupying Lot 1R in Block 1 of Ashford Hills Subdivision – Phase 1 in Bryan, Brazos County, Texas.*

**6. ADJOURN**

*The Zoning Board of Adjustment reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN CITY SECRETARY'S OFFICE AT 979-209-5002 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte la Oficina de la Secretaria de la Ciudad de Bryan al 979-209-5002 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*

I, Mary Lynne Stratta, City Secretary of the City of Bryan, Texas do hereby certify that the above notice of the   BRYAN ZONING BOARD OF ADJUSTMENT REGULAR MEETING  , was posted at the Bryan Municipal Building on the   8th   Day of   April  , 2016, at            a.m./p.m.

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Mary Lynne Stratta  
City Secretary